

The regular monthly meeting of the Beaver County Planning Commission was held at 12:30 p.m., on Tuesday, August 16, 2011 at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Barness; Messrs. Bragg, LaValle, Mitch, Piccirilli & Stuber

Absent: Ms. Charlton & McElvy, Mr. Zagorski

Staff: Frank Mancini, Jr., Director of Planning & Economic Development      Joseph C. West, Department Manager of Planning  
William C. Evans, Associate Planner      Doniele Andrus, Shared Greenways & Environmental Planner  
& Susan M. Jamery, Senior Administrative Asst.

Solicitor: Attorney Sam Orr

Guests: Dan Distler of BC Conservation District (BCCD) and Michelle Dorothy of Cong. Altmire's office

**Approval of previous meeting minutes**

A motion was made by Mr. Bragg and seconded by Mr. Piccirilli to approve the minutes of the July 19, 2011 meeting. Motion carried unanimously.

**OLD BUSINESS**

**Projects Status** – Mr. Mancini referred the Board to the attached Project Status Report. In addition to items listed on the report, Ms. Andrus noted that: On the Stormwater Management Project – no changes, On the Greenways & Trails – Ohio River Trail -North Shore – attempting to schedule a field day and a kick-off meeting. The Ohio River Trail -South Shore Trail – public meeting should be announced soon. Wallace Run Project – Recently held a clean up day and cleared the site.

**NEW BUSINESS**  
**Development**

**Subdivisions for Review and Report (No Municipal Subdivision Ordinance)**

Bable Plan #1  
Darlington Boro 4 Lots

After staff's review, a motion was made by Mr. Piccirilli and seconded by Mr. Mitch to accept staff comments on the above subdivision & forward to Darlington Borough. Motion carried unanimously.

**Subdivisions for Review and Report (Major)**

Holy Trinity Plan Rev #1	Montelone Subdiv Pl	Gromacki Estate Subdiv
Beaver Boro 5 Lots	Hopewell Twp 3 Lots	New Sewickley Twp 3 Lots

After staff's review, a motion was made by Ms. Barness and seconded by Mr. Mitch to accept staff comments on the above subdivisions & forward to the respective municipalities. Motion carried unanimously.

**Subdivisions for Review and Report (Minor)**

Cronimet Corp Subdiv #2	Gateway Rehab Consol Plan	Richard N. Pollock Pl
Aliquippa City	Center Twp	Center Twp
Gossard Consol Plan	Mamone Reverse Subdiv	Lloyd Grimes Plan
Daugherty Twp	Rochester Twp	Vanport Twp

**Recommendations**

**Proposed Land Developments**

Beaver Falls City – Primary Health Network LD – plans to renovate the parking lot located at 7<sup>th</sup> Avenue & SR 18 & 13<sup>th</sup> Street. After staff's review, a motion was made by Ms. Barness and seconded by Mr. Piccirilli to accept staff comments on the Primary Health Network LD and forward to Beaver Falls. Motion carried unanimously.

Darlington Twp – Nov Tuboscope LD - plans to construct a 276 sf building (with a 782 sf containment area) on Cannelton Road. After staff's review, a motion was made by Mr. Piccirilli and seconded by Ms. Barness to accept staff comments on the Nov Tuboscope LD and forward to Darlington Township. Mr. Bragg abstained and motion carried.

**Proposed Zoning Ordinances/Amendments**

1) Brighton Township, and 2) Monaca Borough (both Oil & Gas Exploration) - After staff's review, a motion was made by Mr. Mitch and seconded by Mr. Bragg to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

**Notifications**

*(For information only no action necessary)*

**Encroachment Permits**

Darlington Twp – PennDOT- Permit for the SR 4002, Anderson Road, Bridge Maintenance.

**NPDES Permits**

Center Twp – Zokaite Properties Inc.- Renewal of NPDES Permit for the Lakeview Farms Plan 5.

Economy Boro – Zokaite Properties LP – Renewal of NPDES Permit for the Villas of Economy development.

**Railroad Permits**

Koppel Boro – CSX Transportation, Inc. – To abandon 2.39 miles of its rail line from Railroad Milepost PLK 0 to Railroad Milepost PLK 2.39.

**Solid Waste Permits**

Ambridge Boro – Waste Management of PA Inc. – Additional information received on ID No. 101564 (APS No. 349776).

Greene Twp – FirstEnergy Generation Corp. (4) – 1) Permit to dispose of Coal Combustion Byproducts from the Bruce Mansfield Plant. The proposed facility will be an expansion of the permitted Little Blue Run Disposal Area. 2) Construction Certification Report – Central Geotube – Little Blue Run Residual Waste Disposal Impoundment. 3) Construction Certification Report – Ditch 1, Station 0+00 to 3+00 – Little Blue Run Residual Waste Disposal Impoundment. 4) Preliminary Administrative Completeness Review – Bruce Mansfield Plant CCB Disposal Facility.

**Other Permits**

Beaver Falls City – Wallace Run Recreational Boat Ramp – General Permit Acknowledgement from DEP.

Hanover Twp – Range Resources Appalachia – Permit for the exploration of oil & gas (Zakutney Unit Well Pad).

Industry Boro – Chesapeake Appalachia, LLC – Permit for the exploration of oil & gas (Berovich BEA PAD #A, Engle Road).

South Beaver Twp – Chesapeake Appalachia, LLC – Permit for the exploration of oil & gas (Lorenz Freshwater Impoundment).

**OTHER**

**Endorsement/Consistency Letters** - *(Approval/Ratification – A or R) – NONE*

**Misc./Informational**

Oil & Gas Exploration – A map showing the sites of 1) drilling issues/in progress, 2) Act 14 notices in progress, 3) Fresh water impoundment, and 4) water withdrawal in Beaver County regarding oil & gas exploration/wells was presented to the Board and a short discussion ensued. Mr. Mancini stated that we will continue to monitor and update this map and to convey additional info to the Board.

BC Dock Project - Mr. Mancini reported that a 1,000 ft. Dock has been constructed in Aliquippa, which ties in with the trail from US Gypsum to the West Aliquippa bridge and then under the Ambridge/Aliquippa bridge and then comes out in South Heights.

Rochester Roundabout – Mr. Mancini reported that the Rochester Roundabout has been completed and is very nice. It saves drivers a lot of time and is very user friendly.

**Adjournment**

There being no further business, Mr. Mitch made the motion to adjourn and Ms. Barness seconded. Motion carried unanimously and the meeting was adjourned.